

State of Washington

Capital Projects Advisory Review Board (CPARB)
Project Review Committee (PRC)

Application for Certification of Public Body

*RCW39.10 Alternative Public Works Contracting
Design-Build [DB]*

Date:

December 1, 2008

Applicant:

University of Washington

University Facilities Building, Box 352205

Seattle, WA 98195

Contact: Mike Purdy, Contracts Manager, Capital Projects Office

Email: mpurdy@u.washington.edu Phone: 206.221.4235

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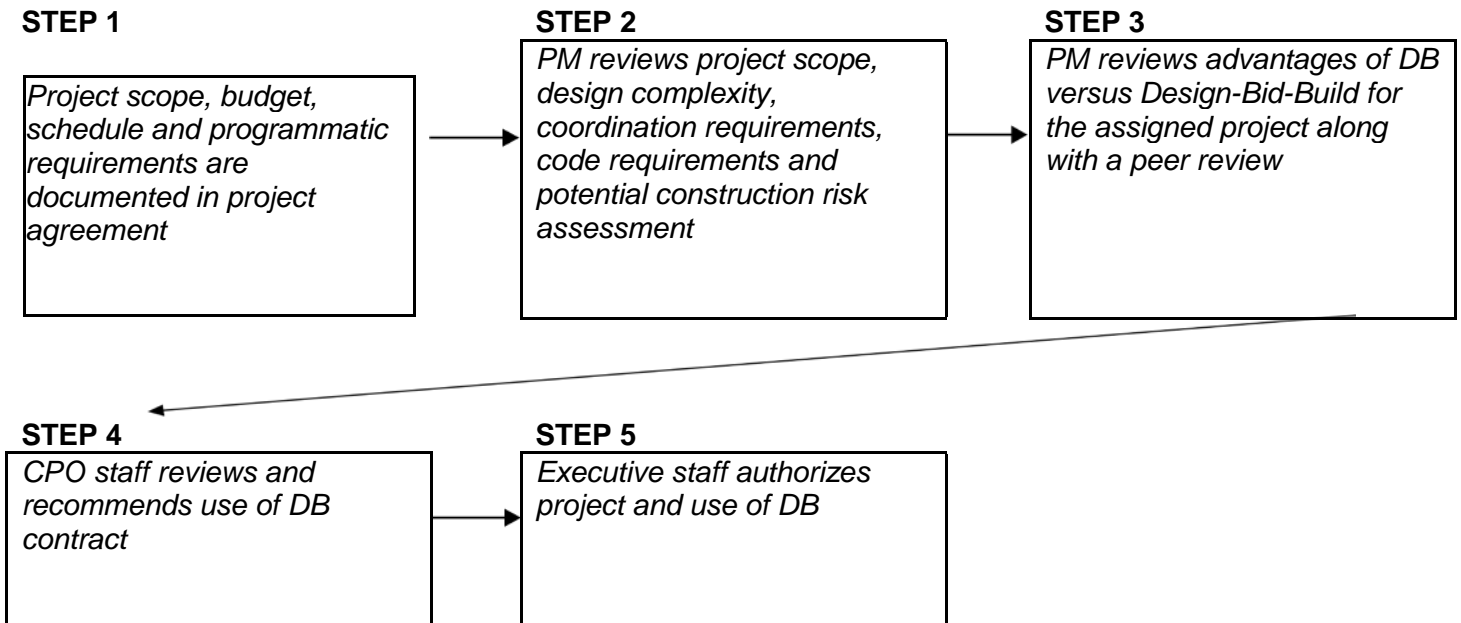
APPLICATION FOR CERTIFICATION of PUBLIC BODY
RCW39.10 Alternative Public Works Contracting- Design-Build [DB]

The CPARB PRC will only consider complete applications. Incomplete applications may delay action on your application. Responses to Questions 3-10 should not exceed 15 pages (font size 11 or larger).

1. Identification of Applicant

University of Washington
University Facilities Building, Box 352205
Seattle, WA 98195
Contact: Mike Purdy, Contracts Manager, Capital Projects Office
Phone: 206.221.4235 Fax: 206.543.1277 Email: mpurdy@u.washington.edu

2. Experience and Qualifications for Determining Whether Projects Are Appropriate for DB under Alternative Contracting Procedure (RCW 39.10.270 (2)(a).)



This process follows our existing procedures. Issues or problems have not been discovered so we will continue to operate under these same guidelines.

Key:

PM Project Manager

CPO Capital Projects Office

3. Project Delivery Knowledge and Experience (RCW 39.10.270 (2)(b)(i).)

Knowledge and Experience

The University of Washington is one of the public bodies originally authorized to use alternative procurement methods in the State of Washington. As such, the University has been responsible for a significant portion of alternative public works projects completed in the state of Washington under RCW 39.10.

The Goldblatt/Septelka survey, completed for JLARC in June 2005, shows that of the 53 GC/CM projects completed by state agencies in the period 1993 to 2005, 19 of those projects, or 36%, were completed by the UW. Of twenty-four projects valued at over \$5 million that have been completed in the past 10 years, thirteen of those projects were completed using the GC/CM delivery method at a total delivery-year cost of \$725 million.

Within the past 10 years, the University has undertaken three Design Build Projects. The Benjamin Hall Building for Interdisciplinary Research was a Design Build Operate Maintain project completed in 2006. It received an award from the Design Build Institute of America as the best public Design Build project in the nation. The Educational Outreach project was a Design Build procurement that was terminated by the University in 2007. In February 2008, the PRC approved the use of Design Build for the Regional Scale Nodes project. This project is currently in the technical evaluation stage of the selection process.

The Capital Projects Office (CPO) is responsible for capital project delivery at the University of Washington. CPO consists of approximately 120 full-time professionals and support staff with broad experience in all aspects of capital project delivery, including project managers, construction managers, design professionals, estimators, schedulers, project control engineers and supervisory and executive staff. UW CPO is fortunate in that it experiences low turnover in its professional ranks. As a result, it has been able to retain key staff with significant alternative public works experience. In fact, nearly all of the key professionals involved in the University's alternative public works project portfolio remain on the CPO staff today.

Complexity of Projects

As a premier research University in the state higher education system, the UW capital projects program supports leading edge research, medical and life sciences teaching and research programs. UW capital projects are frequently complex scientific and medical building types, involving the latest technologies and programs and almost always in or adjacent to occupied facilities involving students, faculty, staff and patients.

The UW capital assets portfolio includes some of the most beautiful and historic buildings in the state. The complexities of historic renovations are difficult to address with a design-bid-build procurement method because of the specialty trades involved, and the importance of integrating construction means and methods into the design of the renovation.

Finally, University capital projects are frequently geared to schedule milestones for which there is no "give" (the start of the academic calendar year) or for which there are real financial or programmatic impacts (loss of collegiate sports or patient revenues)

Delivery Methods, Management Structures and Project Controls Utilized

Since Alternative Public Works delivery methods were first authorized by RCW 39.10, the University has utilized alternative public works delivery methods for major projects. As a result, the CPO management and organizational structure has been successfully modified to meet the

challenges and complexities of the GC/CM and DB methods. Two of the three project delivery groups within CPO are focused on major projects utilizing alternative public works delivery, as well as Design-Bid-Build. One of those groups is focused on the central academic and research core and the athletic facilities of the Seattle campus. The other group focuses on the University and Harborview medical centers, the research and educational facilities in the health sciences, and on the University's branch campuses. Each group is staffed with professional project and construction managers with both alternative public works experience and specific expertise in the unique aspects of the facilities and user groups they support.

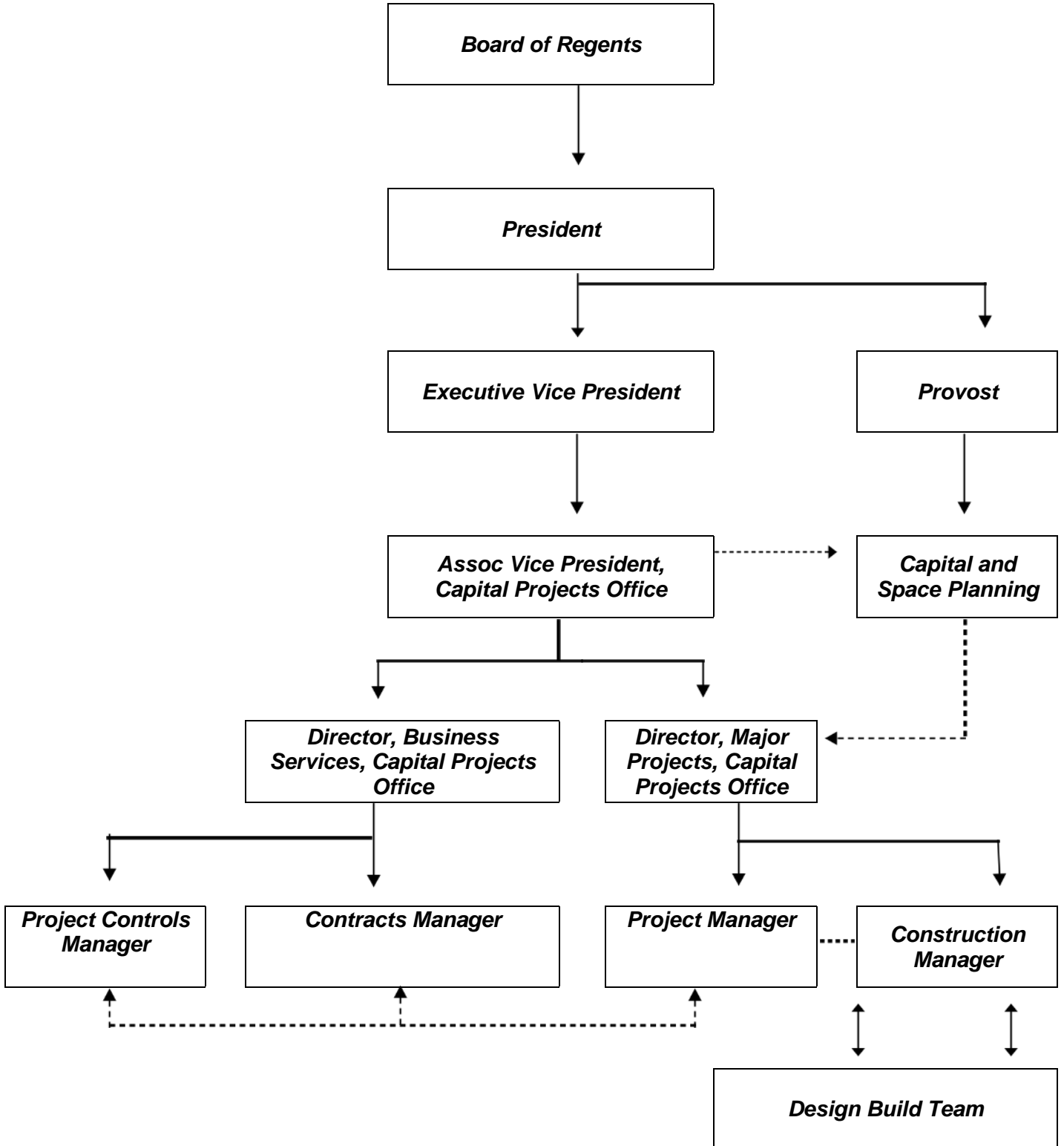
CPO has well-established procedures and tools for all aspects of project control. Project scopes are controlled by formal project agreements among all the project stakeholders. These agreements establish clear lines of communication and set specific levels of authority for decisions related to scope, schedule and budget. Good contracts are also important mechanisms for project control. The University has developed construction and architectural services contracts that are specifically designed for use on alternative public works projects. Several of the key provisions in the University's GC/CM contract, such as the requirement for use of a disputes resolution process, and the cost responsibility matrix for GCCM support services have been used as models for language now contained in the new law. The University's Design Build contract has been used as a model by other agencies in the state of Washington. CPO retains in-house professional estimating and scheduling professionals to support the project teams. Through the estimating staff, project teams can access historical parametric costs for use in the development of initial project cost models and budgets. Constant monitoring of local and regional cost data provide instant access to market conditions and escalation factors that influence estimates and contingencies. Cost estimates prepared by consultants and other outside parties are reviewed and validated by the CPO staff. Using P3 and other tools, in-house schedulers provide project scheduling support at the macro level for project planning and at the detailed level for analysis of planned versus actual progress during construction. Sophisticated risk analysis methods have been developed for establishing project contingencies and to monitor risks throughout the course of a project. Cost accounting, project communications, records management and other project controls are managed holistically using Prolog project management software. Beyond its effectiveness in project controls, Prolog supports CPO's client communication needs and its various reporting requirements.

4. Personnel with Construction Experience Using Various Contracting Procedures
(RCW 39.10.270 (2)(b)(ii).)

See attachment – Item 4

5. Management Plan and Rationale for Alternative Contracting Projects (RCW 39.10.270 (2)(b)(iii).)

University of Washington Management Plan



Experience, Roles, Responsibilities

Board of Regents	Reviews and approves all major project architect selection, budget determination to use alternate public works and DB award. Requires quarterly progress reports, including semi-annual written reports and semi-annual status presentation.
President	President delegated authority under Executive Order No. 1 to the Executive Vice President
Provost	The office of the Provost provides leadership and services to the University in academic, budget, research and faculty matters.
Senior Vice President	Signing authority for contracts and projects >\$5M. Requires monthly reporting on all major projects.
Assoc Vice President	Ensures that all State of Washington, University of Washington and the Capital Projects Office requirements are being met. Reviews and approves all projects. Requires monthly written progress report.
Capital and Space Planning	Capital and Space Planning is responsible for developing the basis for the capital budget requests, devising improvements to the capital planning system, and analyzing, submitting and justifying the capital requests.
Director, Major Projects	Experienced with the type and size of project, as well as the alternative contracting methodology. Will mentor the Project Manager and team in the alternative contracting procedure. Ensures that all criteria for internal selection and documentation for alternative project contracting procedure are met. Selects review team to evaluate DB proposals with the assistance of the PM.
Director, Business Services	Ensures that all criteria for internal selection and documentation for alternative project contracting procedure are met. Ensures that all reports are submitted as required; ensures that data is submitted to the state (CPARB) as required.
Project Manager	Experienced with the type and size of project, as well as the alternative contracting methodology. Ensures project documents have been prepared, reviewed and approved by UW internal review team for compliance with code and UW standards. Experienced legal counsel and procurement staff will advise project manager.
Contracts Manager	Reviews specifications and DB contracts. Will be assisting the PM in procurement.
Project Controls Manager	Reports on requirements of the projects. Analyzes budget and schedule status starting at planning and through closeout. Reports findings to project team. Reviews and analyzes phase estimates and facilitates reconciliations. Develops and analyzes metrics.
Construction Manager	Reviews and approves all DB documentation and procedures, including but limited to: schedule of values, bid packages, change orders, CPM schedule, manpower loading, award of subcontractors and suppliers, use of contingencies, safety plans and policies and estimates.

6. Demonstrated Success in Managing Public Works Projects Involving All Types of Contracting Procedures (RCW 39.10.270 (2)(b)(iv).)

See Attachment Item 6

7. Demonstrated Success in Managing at Least One Project Using DB Contracting Procedure Within the Last Five Years (RCW 39.10.270 (2)(b).)

In March 2006, the University completed the highly successful Benjamin Hall Building for Interdisciplinary Research. The objective of this project was to quickly deliver a state-of-the-art research facility at a price that would support rental rates that were competitive with the private sector. After analyzing all available delivery methods, the University determined that the project objectives could best be met by adapting the Design Build process outlined in RCW 39.10 into a Design Build Operate Maintain (DBOM) method. The project delivery used three separate contracts:

1. A Design Build contract for construction of the core and shell;
2. A Design Build contract for construction of the individual laboratory tenant improvements;
3. A long-term building operations and maintenance contract.

The objectives of the project were all successfully accomplished. Key elements of the successful outcome included:

1. The DB method gave responsibility and control to the Design Builder in developing the design and construction methodologies necessary to achieve the complex technological requirements of the research units;
2. The Design Builder was able to achieve a fast track schedule that would not have been possible in a Design Bid Build scenario;
3. The Design Build competition sparked innovation and technical creativity that dramatically increased the building area and functionality beyond what had been anticipated in the planning phase of the project;
4. The operation and maintenance responsibility created an incentive for the Design Builder to make quality decisions based on long term performance and life cycle costs;
5. The operation and maintenance feature relieved institutional resources of that responsibility and contributed to the University's success in not interfering with the Design Builder's design process.

In recognition of the success of this project, the Design Build Institute of America honored the project as the best public Design Build project in the nation.

Important lessons learned on this project included:

1. In the competition, find the right balance between the decision-making needs of the owner and the level of effort and expense required of the competitors;
2. Pay an honorarium that is sufficient enough to recognize the expense that the competitors incur, while being prudent with the expenditure of public funds;
3. Ensure that owner requirements are performance-based, rather than prescriptive;
4. Guard against the tendency to dictate or control design decisions beyond ensuring that performance requirements are met;
5. The Design Build method requires a trusting partnership between the owner and the Design Builder. Choose the right team.

8. Ability To Properly Manage the Public Body's Capital Facilities Plan (RCW 39.10.270 (2)(b)(vi).)

Primary planning and budgeting responsibility for University of Washington capital projects rests with the Office of Planning and Budgeting (OPB). Under the leadership and direction of the University Provost, OPB is the central authority for space planning and programmatic assignment for the over 18 million square feet of University facilities. OPB is staffed with planning professionals representing decades of combined experience in the planning, programming, development and allocation of all types of space used in higher education, research and medical institutions. In developing capital project budgets, OPB relies on the expertise of the Capital Projects Office (CPO). Using the resources described in item 4 above, CPO prepares cost estimates and schedules in support of OPB project development.

This close collaboration of the OPB/CPO team in the development and execution of the Capital Facilities Plan has allowed for a stable workflow for a number of years. The consistent number and size of the projects in the plan is a result of closely monitoring and balancing the capital needs of the University with the capacity of the organization to execute well-managed and top-quality projects. This balanced workflow has also provided a stable work force, resulting in the retention of valuable experience on our staff. Peaks and valleys are inherent in the funding cycle and in the construction industry, but through cooperative planning we have managed to maintain a consistent and well-managed project portfolio.

See Attachment – Item 8

9. Ability to Meet the Requirements of Chapter 39.10 of the Revised Code of Washington (RCW 39.10.270 (2)(b)(vii).)

The University of Washington has the proven capability, the professional staff expertise, and a long and successful record of delivering capital projects, both traditional design-bid-build procurement as well as alternative procurement.

In addition to information already provided which address the issues of competency as a public body, the University of Washington is committed to continuing its leadership role in the design and construction industry.

The UW has provided assistance and mentoring to other agencies as they have worked to develop their own alternative delivery expertise. These agencies include King County, serving as project manager for the \$250M Bond project at Harborview Medical Center, as well as assistance to several other public agencies on both an informal and formal, structured basis.

UW Capital Projects Office (CPO) staff members participated in the drafting and legislative process that resulted in the original RCW 39.10 statute. In the years since, the University has participated in the development of revised legislation, including the most recent efforts at the Capital Projects Advisory Review Board (CPARB). UW CPO staff represents higher education on CPARB and several UW CPO representatives served on various CPARB subcommittees. Two UW CPO staff members serve on the Project Review Committee, including the committee's current Chair. The UW, with the AGC Educational Foundation, recently co-sponsored and organized the GCCM training, which was endorsed by CPARB.

UW CPO members actively participate in most of the state-wide industry associations, as well as the periodic state wide initiatives aimed at improving alternative public works delivery methods. Through these and other means, the UW has and continues to be a leader in the development of best practices that have been modeled and adopted by other public agencies in Washington State.

10. Resolution of Audit Findings on Previous Public Works Projects (RCW 39.10.270 (2)(c).)

State Audit findings

Competitive Bid Law/Prevailing Wages

Tacoma Parking Garage Project:

Eight of twenty-seven subcontractors did not file the Intent to Pay Prevailing Wages statements with the Department of Labor & Industry prior to the first payment of \$316,609 being released by the University to the contractor as required by RCW 39.12.040.

Emergency Power Expansion Phase II:

One of five subcontractors did not file the Intent to Pay Prevailing Wages statements with the Department of Labor & Industry prior to the first payment of \$55,898 being released by the University to the contractor as required by RCW 39.12.040.

Capital Project Office Response to SAO Audit

UW Tacoma Parking Garage and the Emergency Power Expansion Phase II projects received audit findings for not complying with RCW 39.12.40, Competitive Bid Law/Prevailing Wages. As a result the policies and procedures have been reviewed for approving and disbursing payments for pay requests and have modified existing procedures as follow:

Resolution Modified Procedure:

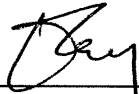
Prior to commencement of work, the Associate Construction Manager (ACM) discusses billing requirements including intent to pay prevailing wages with the GC and obtains acknowledgement of understanding from the GC. The ACM receives a draft pay request for actual work and material expenses. The ACM in conjunction with the project consultant reviews monthly documents of activity and as-built drawings and modifies the payment as deemed necessary. The ACM verifies and validates "certification and list of subcontractors" and the GC's detail billing information and enters such information into the database. Adjustments are made where necessary, and the Contractor submits a final draft pay request along with documentation pertaining to sub-contractor payments and contract purchases of goods and services to the Capital Projects Contracts Office. The Contracts Office reviews the pay request for the Associate Construction Manager's signature and adherence to the schedule of values, including verification that a signed "Certification and List of Subcontractors" form from the GC is included.

Signature of Authorized Representative

In submitting this application, you, as the authorized representative of your organization, understand that the PRC may request additional information about your organization, its construction history, and the experience and qualifications of its construction management personnel. You agree to submit this information in a timely manner and understand that failure to do so shall render your application incomplete.

Should the PRC approve your request for certification, you also agree to notify CPARB when your organization approves the construction of a project using the alternative contracting procedure(s) for which you are certified; and to participate in brief, state-sponsored surveys at the start and completion of each of these construction projects. You understand that this information will be used in a study by the state to evaluate the effectiveness of the alternative contracting procedure(s).

Signature



Name: Olivia Yang for Richard K. Chapman
Title: Associate Vice President, Capital Projects Office
Date: December 1, 2008

4. Personnel with Construction Experience Using Various Contracting Procedures (RCW 39.10.270 (2)(b)(ii).)

CPARB PRC									
Name	Summary of Experience	Project	Project Size	Project Type	Role during Project Phase			Role Start	Role End
					Planning	Design	Constr		
Richard Chapman	Assoc. Vice President, CPO with 30+ years private industry experience in design and construction. 6 years UW experience.	Projects included in list below							
Olivia Yang	Director with 25 years in design and construction. 17 years at UW. Chaired CPARB Expansion Committee.	Benjamin Hall Ed Outreach	30M 17M	DBOM DB	Director Director	PM CM	PM/CM CM	Jan-03 Apr-06	Mar-06 Sep-07
Eric Smith	Director with 30 years private industry experience in design and construction. 6 years at UW. Responsible for UWMC, HMC, Bothell, and Tacoma. PRC Chair.	Benjamin Hall Ed Outreach RSN	30M 17M 174M	DBOM DB DB	Grp Mngr Grp Mgr Dir	Grp Mngr	Grp Mngr	Dec-02 Apr-06 Oct-07	Mar-06 Sep-07 Present
Brian Berard	Senior PM with 25 years industry experience. 4 years at UW. Extensive background in educational facilities design and construction.	Ed Outreach	17M	DB		PM	PM	Feb-08	Jun-08
Andy Casillas	Senior PM with over 30 years design and industry experience. 6 years at UW.	Benjamin Hall Ed Outreach	30M 17M	DBOM DB	PM --	PM CM	PM/CM CM	Jan-03 Apr-06	Mar-06 Sep-07
Jon Lebo	Associate Director with 20 years of project and construction management experience. 20 years at UW.	Ed Outreach	17M	DB		Grp Mngr	Grp Mngr	Sep-05	Nov-07

4. Personnel with Construction Experience Using Various Contracting Procedures (RCW 39.10.270 (2)(b)(ii).)

CPARB PRC									
Name	Summary of Experience	Project	Project Size	Project Type	Role during Project Phase			Role Start	Role End
					Planning	Design	Constr		
Mike Purdy	Contracting Officer for local municipalities for 25+ years. UW employee for 2 years. CPARB subcommittee member.	RSN	174M	DB	CO	CO		Oct-07	Present

6. Demonstrated success in Managing Public Works Projects Involving All types of Contracting Procedures (RCW 39.10.270 (2)(b).)

University of Washington - Construction History (10 years or 25 projects)

Project Name	Project Description	Contracting Method	Planned Start Pre-Design	Planned Finish Substantial Completion	Actual Start Pre-Design	Actual Finish Substantial Completion	Planned Budget	Actual Budget	Reason for Budget or Schedule overrun
1 Architecture Hall	Renovation of a 2 story - 48,000 SF Office Building - historic	GC/CM	Jul-03	Aug-07	Jul-03	Jul-07	\$ 24.8 M	\$ 24.8 M	
2 Guggenheim Hall	Renovation of a 4 story - 56,000 SF Office Building - historic	GC/CM	Nov-03	Jul-07	Nov-03	Aug-07	\$ 28.3 M	\$ 30.3 M	Cost Increase -higher than expected market conditions in Seattle. State funding was reduced from budget request.
3 William H. Foegen Building	New 265,000 SF Research & Teaching Facility	GC/CM	Dec-00	Dec-05	Dec-00	Jun-06	\$ 150.0 M	\$ 147.3 M	Schedule delay due to scope changes from additional donor contributions, labor shortages and market conditions.
4 Benjamin Hall Research Building	New 115,000 SF Core & Shell Research Building	D-B-O-M	Dec-02	Oct-05	Dec-02	Mar-06	\$ 29.9 M	\$ 29.9 M	Schedule delay due to a realignment of focus from core & shell to tenant improvements.
5 Johnson Hall	Renovation of 122,000 SF of instruction & research facilities	GC/CM	Jun-02	Sep-05	Jul-02	Oct-05	\$ 55.3 M	\$ 52.8 M	
6 UWMC Cardiac Procedures Area & Emergency Medicine Services	2nd Floor expansion adding 22,000 SF to Cardiac Procedures area & Emergency Medicine Services	D-B-B	Jun-02	Nov-05	Jun-02	Oct-05	\$ 7.2 M	\$ 7.0 M	
7 UWMC Regional Heart Center	3rd Floor development of 45,400 SF for location of Regional Heart Center Clinics and lobby upgrade	D-B-B	Apr-03	Apr-06	Apr-03	May-06	\$ 9.8 M	\$ 10.0 M	Cost increase - change orders for unforeseen site conditions and unexpected code issues.
8 UW Tacoma Campus Garage	New 306 space campus garage	D-B-B	Jun-03	Dec-05	Jun-03	Jan-06	\$ 7.5 M	\$ 7.5 M	
9 UW Tacoma Campus Phase 2B	Renovation of 5 historic buildings - 138,000 SF	GCCM	Mar-98	Oct-03	Mar-98	Dec-03	\$ 44.3 M	\$ 44.3 M	Added scope of work for Tenant Improvement
10 Biochemistry J-Wing Renovation	Renovation of 30,700 SF of research space	D-B-B	Feb-01	Apr-06	Feb-01	Apr-06	\$ 8.5 M	\$ 8.1 M	
11 IMA Expansion Sports Program	Renovation of 40,000 SF of the Intramural Activities Building	GCCM	Jul-99	Jun-03	Jul-99	Nov-03	\$ 43.3 M	\$ 42.3 M	Schedule delay due to scope changes.

6. Demonstrated success in Managing Public Works Projects Involving All types of Contracting Procedures (RCW 39.10.270 (2)(b).)

University of Washington - Construction History (10 years or 25 projects)

Project Name	Project Description	Contracting Method	Planned Start Pre-Design	Planned Finish Substantial Completion	Actual Start Pre-Design	Actual Finish Substantial Completion	Planned Budget	Actual Budget	Reason for Budget or Schedule overrun
12 Merrill Hall Replacement Project	Replacement of a 2 story - 17,000 sf applied research & teaching facility extensively fire damaged	D-B-B	Sep-01	Sep-04	Sep-01	Nov-04	\$ 7.0 M	\$ 8.3 M	Budget increased to include scope change/transfer of cost for fire damage cleanup & partial smoke sealing of structure.
13 Paul G. Allen Center for Computer Science & Engineering	Added 160,000 SF for computer research, teaching labs and offices	GCCM	Jan-99	Jun-03	Jan-99	Aug-03	\$ 70.0 M	\$ 64.4 M	Added scope of work due to below budget.
14 Terry Hall Improvements	Renovation of 22,000 SF for a market style food court & storage	D-B-B	Jan-02	Sep-04	Jan-02	Sep-04	\$ 8.0 M	\$ 8.2 M	cost increase due to scope changes
15 Conibear Shellhouse Renovation & Addition	Renovation and expansion from 28,000 SF to 46,000 SF for the Department of Interclegiate Athletics	GCCM	Jan-01	Feb-05	Jan-01	Mar-05	\$ 16.7 M	\$ 15.6 M	
16 Electrical Power System Expansion Phase 1	Expansion of existing emergency generating system	D-B-B	Jun-00	May-03	May-00	Jul-03	\$ 11.9 M	\$ 11.9 M	
17 UWMC Surgery Pavilion	New 160,000 SF facility for short stay services & treatment areas	GCCM	Feb-00	Jul-03	Feb-00	Sep-03	\$ 89.7 M	\$ 89.3 M	
18 William H. Gates Hall, UW School of Law	New 196,000 SF Law School including Law Library, mock courtrooms and offices	GCCM	May-96	Sep-03	May-96	Jul-03	\$ 81.5 M	\$ 82.1 M	
19 McMahon Dining Hall Remodel	Renovation of 30,000 SF for a market style food court	D-B-B	Sep-99	Oct-02	Nov-99	Aug-02	\$ 9.2 M	\$ 9.0 M	

6. Demonstrated success in Managing Public Works Projects Involving All types of Contracting Procedures (RCW 39.10.270 (2)(b).)

University of Washington - Construction History (10 years or 25 projects)

Project Name	Project Description	Contracting Method	Planned Start Pre-Design	Planned Finish Substantial Completion	Actual Start Pre-Design	Actual Finish Substantial Completion	Planned Budget	Actual Budget	Reason for Budget or Schedule overrun
20 Suzzallo Library Renovation	Library seismic and life safety renovation	GCCM	Jul-93	Aug-02	Dec-93	Aug-02	\$ 47.4 M	\$ 47.3 M	
21 UW Tacoma Campus Phase 2A	Renovation and construction of new building for a total of 84,000 sf for multiple use	D-B-B	Mar-98	Sep-02	Mar-98	Dec-01	\$ 39.9 M	\$ 39.9 M	
22 UWMC Pacific Tower Renovation	Renovation of 70,000 SF for Inpatient & clinical facilities including Mech/Elec infrastructure	GCCM	Jan-98	Oct-01	Jan-98	Oct-01	\$ 35.0 M	\$ 34.2 M	
23 Husky Den Remodel	Renovation of Student Union Building (HUB) for a Market Place Food Court	D-B-B	Sep-00	Jan-02	Sep-00	Jan-02	\$ 9.5 M	\$ 10.2 M	Cost increase due to scope changes and changed signage provider to meet schedule
24 ICA HEC Edmundson Pavilion Renovation	Renovation of 270,000 SF to provide a premier venue for basketball, volleyball & gymnastics.	GCCM	Jan-94	Nov-00	Jan-94	Dec-00	\$ 44.5 M	\$ 44.5 M	Cost increase due to scope changes and changed signage provider to meet schedule

Capital Projects Office

UNIVERSITY OF WASHINGTON - 3 YEAR MAJOR PROJECT LOOK AHEAD					
PROJECT	BUDGET/FORECAST TOTAL COST \$M	TYPE	PHASE	START	FINISH
UW Medical Center Expansion Proj	\$155.0	GC/CM	Design	4/16/07	3/10/09
			GCCM Selection	3/26/07	7/2/07
			Construction	9/25/08	4/18/11
Computing & Commun. / Data Center 2007 - 20011 Funding	\$32.5	GC/CM	Predesign	10/2/06	7/19/07
			Design	7/23/07	12/4/08
			Bid and Award	12/8/08	1/26/09
			Construction	3/2/09	8/31/11
Aggreg Intermed Infrastructure	\$18.0	TBD	Predesign	7/2/07	12/17/07
			Design	12/17/07	8/23/12
			Bid and Award	1/26/09	11/22/12
Student Svcs & Classroom Improvement 2007-2011 Funding	\$15.0	TBD	Predesign	8/6/07	1/17/08
			Design	1/21/08	4/9/09
			Bid and Award	4/13/09	7/2/09
			Construction	7/6/09	6/24/13
Student Svcs & Classroom Improvement 2009-2013 Funding	\$5.0	D-B-B	Predesign	7/1/09	12/14/09
			Design	12/16/09	3/7/11
Lewis Hall	\$18.5	GC/CM	Predesign	7/2/07	12/31/07
			Design	1/1/08	8/31/09
			Bid and Award	9/1/09	10/23/09
			Construction	10/26/09	7/29/11
UW Bothell Phase III	\$53.0	TBD	Predesign	7/2/07	11/15/07
			Design	11/19/07	5/28/09
			Bid and Award	6/1/09	7/23/09
			Construction	7/27/09	1/20/11
UW Tacoma Phase III	\$60.0	GC/CM	Predesign	7/2/07	12/27/07
			Design	12/31/07	6/25/09
			Bid and Award	6/29/09	9/24/09
			Construction	9/28/09	9/22/11
Balmer Hall	\$40.0	GC/CM	Predesign	7/2/07	12/13/07
			Design	11/5/07	6/5/09
			Bid and Award	7/2/09	8/26/09
			Construction	8/27/09	3/9/11
Denny Hall	\$56.9	GC/CM	Predesign	7/3/07	12/31/07
			Design	1/1/08	8/31/09
			Bid and Award	9/1/09	11/30/09
			Construction	12/1/09	8/19/11
Molecular Engineering	\$62.5	GC/CM	Predesign	7/2/07	10/30/07
			Design	12/3/07	7/3/09
			Bid and Award	11/30/09	1/21/10
			Construction	1/25/10	7/21/11
Rainier Vista Parking Garage	TBD	TBD	Predesign	7/1/09	9/28/09
			Design	9/30/09	9/13/10
Student Housing Facility	\$160.0	TBD	Predesign	7/1/09	9/28/09

Capital Projects Office

UNIVERSITY OF WASHINGTON - 3 YEAR MAJOR PROJECT LOOK AHEAD					
PROJECT	BUDGET/FORECAST TOTAL COST \$M	TYPE	PHASE	START	FINISH
			Design	9/30/09	9/27/10
Gould Hall Build Out	\$8.3	TBD	Predesign	3/2/09	8/27/09
			Design	8/31/09	8/25/11
Husky Union Building	\$140.0	GC/CM	Predesign	7/1/09	9/28/09
			Design	9/30/09	9/27/10
Molecular Engineering Phase II	\$62.5	TBD	Predesign	7/1/09	9/28/09
			Design	9/30/09	9/27/10